

United States Bankruptcy Court  
District of Maryland

In re:  
Exquisite Quarters, LLC  
Debtor

Case No. 24-16212-LSS  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0416-0  
Date Rcvd: Jan 07, 2025

User: admin  
Form ID: pdfdbtr

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

| Symbol | Definition   |
|--------|--|
| +      | Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP. |

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 10, 2025:**

| Recip ID | Recipient Name and Address  |
|----------|---|
| db       | + Exquisite Quarters, LLC, 20631 Highland Hall Drive, Montgomery Village, MD 20886-4023 |

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

| Recip ID | Bypass Reason | Name and Address      |
|----------|---------------|-----------------------|
| tr       |               | For Internal Use Only |

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

**I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jan 10, 2025

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 7, 2025 at the address(es) listed below:

| Name                       | Email Address  |
|----------------------------|--|
| Linda M. Dorney            | ldorney@rosenblattlaw.com  |
| Lynn A. Kohen              | lynn.a.kohen@usdoj.gov   |
| Maurice Belmont VerStandig | mac@mbvesq.com<br>lisa@mbvesq.com,mahlon@dcbankruptcy.com,mac@dcbankruptcy.com,verstandig.mauricer104982@notify.bestcase.com,verstandiglaw@recap.email |
| Richard B. Rosenblatt      | rosenblatt@rosenblattlaw.com ldorney@rosenblattlaw.com,sgonzalez@rosenblattlaw.com,wilbertrr41309@notify.bestcase.com                                  |

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Total Noticed: 1

US Trustee - Greenbelt

USTPRegion04.GB.ECF@USDOJ.GOV

TOTAL: 5

**SO ORDERED**



*Lori Simpson*  
\_\_\_\_\_  
LORI S. SIMPSON  
U.S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND**

|  |   |
|--|---|
| <b>In re:</b><br><br><b>EXQUISITE QUARTERS, LLC,</b><br><br><b>Debtor.</b> | <b>Case No. 24-16212-LSS</b><br><b>Chapter 11</b> |
|--|---|

**CONSENT ORDER DISMISSING CASE**

Upon consideration of the Motion to Convert Case to Chapter 7 or, in the Alternative to Dismiss Case, with the consent of the Debtor and WCP Funding I LLC as Servicer for Pacific RBLP Funding Trust, and cause existing to dismiss the case; IT IS for the United States Bankruptcy Court for the District of Maryland hereby

ORDERED that the above captioned case be and hereby is DISMISSED.

READ AND CONSENT TO:

/s/ Lynn A. Kohen  
Lynn A. Kohen, Bar No. 10025  
Trial Attorney  
Office of United States Trustee  
6305 Ivy Lane, Suite 600  
Greenbelt, MD 20770  
(301) 344-6216  
Email: [Lynn.a.kohen@usdoj.gov](mailto:Lynn.a.kohen@usdoj.gov)

/s/ Maurice B. VerStandig

Maurice B. VerStandig, Esq.  
Bar No. 18071  
The VerStandig Law Firm, LLC  
1452 W. Horizon Ridge Pkwy, #665  
Henderson, Nevada 89012  
Phone: (301) 444-4600  
Facsimile: (301) 444-4600  
mac@mbvesq.com  
*Counsel for WCP Fund I LLC*

/s/ Linda A. Dorney

Linda M. Dorney, #12874  
The Law Offices of Richard B. Rosenblatt, PC  
30 Courthouse Square, Suite 302  
Rockville, MD 20852  
301-838-0098  
[ldorney@rosenblatt.com](mailto:ldorney@rosenblatt.com)  
*Counsel for Exquisite Quarters, LLC*

Copies to:

Lynn A. Kohen [lynn.a.kohen@usdoj.gov](mailto:lynn.a.kohen@usdoj.gov)  
Linda M. Dorney [ldorney@rosenblattlaw.com](mailto:ldorney@rosenblattlaw.com)  
Richard B. Rosenblatt [rrosenblatt@rosenblattlaw.com](mailto:rrosenblatt@rosenblattlaw.com),  
[ldorney@rosenblattlaw.com](mailto:ldorney@rosenblattlaw.com); [sgonzalez@rosenblattlaw.com](mailto:sgonzalez@rosenblattlaw.com); [wilbertrr41309@notify.bestcase.com](mailto:wilbertrr41309@notify.bestcase.com)  
US Trustee - Greenbelt [USTPRegion04.GB.ECF@USDOJ.GOV](mailto:USTPRegion04.GB.ECF@USDOJ.GOV)  
Maurice Belmont VerStandig [mac@mbvesq.com](mailto:mac@mbvesq.com),  
[lisa@mbvesq.com](mailto:lisa@mbvesq.com); [mahlon@dcbankruptcy.com](mailto:mahlon@dcbankruptcy.com); [mac@dcbankruptcy.com](mailto:mac@dcbankruptcy.com); [verstandig.mauricer104982@notify.bestcase.com](mailto:verstandig.mauricer104982@notify.bestcase.com); [verstandiglaw@recap.email](mailto:verstandiglaw@recap.email)

Exquisite Quarters, LLC  
20631 Highland Hall Drive  
Montgomery Village, MD 20886

ACE American Insurance Company  
c/o Chubb  
202A Hall's Mill Road – 2E  
Whitehouse Station, NJ 08880

US SEC  
Atlanta Reg Office and Reorg  
950 E. Paces Ferry Road, NE  
Suite 900

Atlanta, GA 30326-1382

Comptroller of Maryland  
Bankruptcy Unit  
7 St. Paul Street  
Suite 230  
Baltimore, MD 21202-1626

IRS  
Centralized Insolvency Operations  
PO Box 7346  
Philadelphia, PA 19101-7346

Montgomery Village Foundation & Stedwick  
10120 Apple Ridge Road  
Montgomery Village, MD 20886-1000

Lendr  
670 N. Clark Street  
Floor 2  
Chicago, IL 60654-3736

State of Maryland  
Division of Unemployment Insurance  
1100 N. Eutaw Street, Room 401  
Baltimore, MD 21201-2226

Taxing Authority of Montgomery County  
Division of Treasury  
255 Rockville Pike, Suite L-15  
Rockville, MD 20850-4188

US Attorney Office of the District of Maryland  
35 S. Charles Street  
4<sup>th</sup> Floor  
Baltimore, MD 21201-3020

**END OF ORDER**